

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901



Meeting Agenda - Final

Tuesday, May 6, 2025

10:30 AM

**Join via Zoom at <https://montereycty.zoom.us/j/224397747> - or in person at the
address listed above**

Successor Agency to the Redevelopment Agency of the County of Monterey

Chair Director Chris Lopez - District 3

Vice Chair Director Wendy Root Askew - District 4

Director Kate Daniels- District 5

Director Luis A. Alejo - District 1

Director Glenn Church - District 2

Participation in meetings

While the Board chambers remain open, members of the public may participate in Board meetings in 2 ways:

1. You may attend the meeting in person; or,
2. You may observe the live stream of the Board of Supervisors meetings at <https://monterey.legistar.com/Calendar.aspx>, <http://www.mgtvonline.com/>, www.youtube.com/c/MontereyCountyTV or <https://www.facebook.com/MontereyCoInfo/>

If you choose not to attend the Board of Supervisors meeting but desire to make general public comment, or comment on a specific item on the agenda, you may do so in 2 ways:

a. submit your comment via email by 5:00 p.m. on the Monday prior to the Board meeting. Please submit your comment to the Clerk of the Board at cob@co.monterey.ca.us. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Board of Supervisors Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the Board meeting.

b. you may participate through ZOOM. For ZOOM participation please join by computer audio at: <https://montereycty.zoom.us/j/224397747>

OR to participate by phone call any of these numbers below:

+1 669 900 6833 US (San Jose)
+1 346 248 7799 US (Houston)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 253 215 8782 US
+1 301 715 8592 US

Enter this Meeting ID number: 224397747 when prompted. Please note there is no Participant Code, you will just hit # again after the recording prompts you.

You will be placed in the meeting as an attendee; when you are ready to make a public comment if joined by computer audio please Raise your Hand; and by phone please push *9 on your keypad.

PLEASE NOTE: IF ALL BOARD MEMBERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.

Participación en reuniones

Mientras las cámaras de la Junta permanezcan abiertas, los miembros del público pueden participar en las reuniones de la Junta de 2 maneras:

1. Podrá asistir personalmente a la reunión; o,
2. Puede observar la transmisión en vivo de las reuniones de la Junta de Supervisores en <https://monterey.legistar.com/Calendar.aspx>, <http://www.mgtvonline.com/>, www.youtube.com/c/MontereyCountyTV o <https://www.facebook.com/MontereyCoInfo/>

Si elige no asistir a la reunión de la Junta de Supervisores pero desea hacer comentarios del público en general o comentar un tema específico de la agenda, puede hacerlo de 2 maneras:

a. envíe su comentario por correo electrónico antes de las 5:00 p.m. el lunes anterior a la reunión de la Junta. Envíe su comentario al Secretario de la Junta a cob@co.monterey.ca.us. En un esfuerzo por ayudar al secretario a identificar el tema de la agenda relacionado con su comentario público, indique en la línea de asunto el cuerpo de la reunión (es decir, la agenda de la Junta de Supervisores) y el número de artículo (es decir, el artículo n.º 10). Su comentario se colocará en el registro en la reunión de la Junta.

b. puedes participar a través de ZOOM. Para participar en ZOOM, únase por audio de computadora en: <https://montereycty.zoom.us/j/224397747>

O para participar por teléfono llame a cualquiera de estos números a continuación:

+1 669 900 6833 EE. UU. (San José)
+1 346 248 7799 EE. UU. (Houston)
+1 312 626 6799 EE. UU. (Chicago)
+1 929 205 6099 EE. UU. (Nueva York)
+1 253 215 8782 EE. UU.
+1 301 715 8592 EE. UU.

Ingrese este número de ID de reunión: 224397747 cuando se le solicite. Tenga en cuenta que no hay un código de participante, simplemente presione # nuevamente después de que la grabación lo solicite.

Se le colocará en la reunión como asistente; cuando esté listo para hacer un comentario público si se une al audio de la computadora, levante la mano; y por teléfono, presione *9 en su teclado.

TENGA EN CUENTA: SI TODOS LOS MIEMBROS DE LA JUNTA ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN DEL PÚBLICO POR ZOOM ES ÚNICAMENTE POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA ALIMENTACIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE.

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding Board Report.

PUBLIC COMMENTS: Members of the public may address comments to the Board concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

10:30 A.M. - Reconvene on Public Agenda Items

Roll Call

Additions and Corrections by Clerk

The Clerk of the Board will announce agenda corrections and proposed additions, which may be acted on by the Board as provided in Sections 54954.2 of the California Government Code.

General Public Comments

This portion of the meeting is reserved for persons to address the Board on any matter not on this agenda but under the jurisdiction of the Board of Supervisors. Board members may respond briefly to the statement made or questions posed. They may ask a question for clarification; make a referral to staff for factual information or request staff to report back to the Board at a future meeting.

Consent Calendar

1. a. Acting as the Board of Directors of the Successor Agency to the Redevelopment Agency of the County of Monterey (Successor Agency) find that the transfer of a .60 acre vacant parcel located at 13993 Sherman Boulevard, East Garrison, identified as Assessor's Parcel Number (APN) 031-164-130 ('subject property'), is exempt surplus land pursuant to Government Code section 54221(f)(1)(D);
b. Find that the transfer of the subject property is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061; and
c. Approve and authorize the Chair of the Board of Directors to execute a Grant Deed between the County of Monterey and the Successor Agency to the Redevelopment Agency of the County of Monterey for the conveyance of a .60 acre vacant parcel located at 13993 Sherman Boulevard, East Garrison, identified as Assessor's Parcel Number (APN) 031-164-130, for the proposed East Garrison Library and Sheriff Field Office.

Attachments: [Board Report](#)
 [Attachment A - Draft Resolution](#)
 [Attachment B - Grant Deed between the County of Monterey and the Successor Agency](#)
 [Attachment C - Vicinity Map](#)

Adjournment



County of Monterey

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: SARDA A 25-002

May 06, 2025

Introduced: 4/21/2025

Current Status: Consent Agenda

Version: 1

Matter Type: Successor Agreement

- a. Acting as the Board of Directors of the Successor Agency to the Redevelopment Agency of the County of Monterey (Successor Agency) find that the transfer of a .60 acre vacant parcel located at 13993 Sherman Boulevard, East Garrison, identified as Assessor's Parcel Number (APN) 031-164-130 ('subject property'), is exempt surplus land pursuant to Government Code section 54221(f)(1)(D);
- b. Find that the transfer of the subject property is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061; and
- c. Approve and authorize the Chair of the Board of Directors to execute a Grant Deed between the County of Monterey and the Successor Agency to the Redevelopment Agency of the County of Monterey for the conveyance of a .60 acre vacant parcel located at 13993 Sherman Boulevard, East Garrison, identified as Assessor's Parcel Number (APN) 031-164-130, for the proposed East Garrison Library and Sheriff Field Office.

RECOMMENDATION:

It is recommended that the Board of Supervisors, Acting as the Board of Directors of the Successor Agency to the Redevelopment Agency of the County of Monterey:

- a. Find that the transfer of a .60 acre vacant parcel located at 13993 Sherman Boulevard, East Garrison, identified as Assessor's Parcel Number (APN) 031-164-130 ('subject property'), is exempt surplus land pursuant to Government Code section 54221(f)(1)(D);
- b. Find that the transfer of the subject property is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061; and
- c. Approve and authorize the Chair of the Board of Directors to execute a Grant Deed between the County of Monterey and the Successor Agency to the Redevelopment Agency of the County of Monterey for the conveyance of a .60 acre vacant parcel located at 13993 Sherman Boulevard, East Garrison, identified as Assessor's Parcel Number (APN) 031-164-130, for the proposed East Garrison Library and Sheriff Field Office.

SUMMARY/DISCUSSION

On October 4, 2005, East Garrison Partners, LLC ("EGP") and the Redevelopment Agency of the County of Monterey, with the consent and agreement of the County of Monterey (Board of Supervisors Resolution No. 05-273), entered into a Disposition and Development Agreement ("DDA"). The DDA identifies the library as a mandatory public facility to be constructed at East Garrison and the developer and Agency have obligations to contribute financially, as specified in the DDA. This includes requirements regarding timing of construction during the third (final) phase of development. On September 8, 2009, UCP East Garrison, LLC ("Developer") acquired the fee title to the East Garrison project that was subject to the DDA, and consequently, as successor-in-interest

to EGP, assumed certain rights, interests and requirements under the DDA. The Redevelopment Agency of the County of Monterey has been succeeded by the Successor Agency to the Redevelopment Agency of the County of Monterey (“Agency”). On August 30, 2016, the Developer and Agency, with consent and agreement of the County, approved an Amended and Restated First Implementation Agreement to the Disposition and Development Agreement (“First Implementation Agreement”).

Approval of this action will transfer ownership of APN 031-164-130 (Property) from the Successor Agency to the County of Monterey (County) in accordance with the provisions of DDA. The County will then construct the future County owned East Garrison Library inclusive of a Sheriff field office on the Property. The current construction schedule is to begin groundbreaking work in February 2026, with construction complete in June 2027.

The 0.6-acre Property is located on the corner of Sherman Boulevard and East Garrison Drive in East Garrison. As part of the dissolution of the former Fort Ord Army base, several parcels at East Garrison (known as East Garrison Track 0) were transferred to the former Redevelopment Agency of the County of Monterey (now the Agency). The Agency, working with the County, negotiated various agreements with the developer to transfer surrounding parcels at East Garrison for the development of residential housing and a commercial town center. The Agency retained the Property as part of the DDA, which establishes the requirement for the construction of a minimum 4,000 square foot Library with Sheriff field office as part of the East Garrison town center area. The East Garrison Specific Plan identifies that the proposed Library/Sheriff substation is to be located at 13993 Sherman Boulevard adjacent to Town Center (see Attachment B).

The Public Works, Facilities and Park Department (PWFP) commenced planning and design of the Library facility in September 2023, and completed the initial site analysis in late 2023. In June 2024, the schematic design was completed and in December 2024 the design development was completed as well, following consultation with Monterey County Free Libraries (MCFL), the Monterey Sheriff’s Department and the East Garrison community. The County of Monterey Housing and Community Development Department (HCD) Planning conducted design review for consistency with the East Garrison Specific Plan and Pattern Book. Currently, the project is in the beginning of the design phase, with the intention to apply for a building permit in September 2025. The public bid process is the last step of the design phase of the project and is anticipated to complete by February 2026, with the intention to begin construction in early 2026.

California Surplus Lands Act code section 54221(f)(1)(D) provides an exemption for property transfers in which the Property being transferred is retained for the Agency’s use. Therefore, as the Agency is transferring ownership to the County, for the County’s use of the subject property for a future Library, the proposed property transfer can be considered exempt. The subject property does not contain any characteristics listed under California Surplus Lands Act code section 54221(f)(2).

The conveyance of the subject parcel from the Agency to the County is required in advance of the completion of the HCD construction permitting process and to commence construction of the proposed East Garrison Library project.

Approval of staff's recommendation would approve and authorize the Director of PWFP to execute the grant deed between the County and the Successor Agency to complete the transfer of ownership of the subject property. By separate action on this date, the Board of Supervisors of the County of Monterey will consider accepting and authorizing the recordation of the grant deed for the conveyance of the subject parcel.

OTHER AGENCY INVOLVEMENT:

The PWFP - Real Property Team assisted in review and development of the Board Report and Grant Deed. Staff consulted with the California Department of Housing and Community Development to and obtained pre-approval of the California Surplus Lands Act exemption. The Office of the County Counsel-Risk Manager has approved the Grant Deed as to form. The Monterey County Free Libraries (MCFL) will operate the East Garrison branch as part of the overall MCFL system with all services that are offered at other small branch libraries from the Library's Operational Budget, currently planning for 18 hours per week of public library service, a meeting room available for reservation under the Library's Policy, and strong wireless internet available outside the building. The Monterey County Sheriff's Office has been included in bi-weekly design review meetings.

ENVIRONMENTAL REVIEW:

CEQA Guidelines section 15061(b)(3), provides a common-sense categorical exemption for projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to CEQA. Therefore, as the activity of acquiring real property does not have a significant effect on the environment, the proposed acquisition of the subject property can be considered categorically exempt. A 4,000 square foot Library was contemplated as an allowed use with a less than significant impact in the East Garrison Specific Plan Environmental Impact Report (EIR), approved in 2005.

FINANCING:

There is no budgetary impact by this action. Staff time for preparation of the report is included in the FY2024-25 Adopted Budget for the Agency Fund 406, Appropriation Unit HCD010, Unit 8572. The Library and Sheriff field office will be constructed utilizing funds from the Agency and the Developer. MCFL will fund furniture and equipment for the library, including technology, an opening day materials collection, and supplies for the branch from Library Fund Balance. The subject parcel transfer will have no impact to the Adopted Budget for FY2024-25, Appropriation Unit HCD002, Unit 8543.

Prepared by: Shandy Carroll, HCD Management Analyst III, 831 784 5643

Reviewed by: Ivo Basor, PWFP Management Analyst III, (831) 796-6427

Reviewed by: Melanie Beretti, AICP, Chief of Planning

Approved by: Craig Spencer, HCD Director

The following attachments are on file with the Clerk of the Board:

Attachment A - Draft Resolution

Attachment B - Grant Deed between the County of Monterey and the Successor Agency

Attachment C - Vicinity Map



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: SARDA A 25-002

May 06, 2025

Introduced: 4/21/2025

Current Status: Agenda Ready

Version: 1

Matter Type: Successor Agreement

- a. Acting as the Board of Directors of the Successor Agency to the Redevelopment Agency of the County of Monterey (Successor Agency) find that the transfer of a .60 acre vacant parcel located at 13993 Sherman Boulevard, East Garrison, identified as Assessor's Parcel Number (APN) 031-164-130 ('subject property'), is exempt surplus land pursuant to Government Code section 54221(f)(1)(D);
- b. Find that the transfer of the subject property is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061; and
- c. Approve and authorize the Chair of the Board of Directors to execute a Grant Deed between the County of Monterey and the Successor Agency to the Redevelopment Agency of the County of Monterey for the conveyance of a .60 acre vacant parcel located at 13993 Sherman Boulevard, East Garrison, identified as Assessor's Parcel Number (APN) 031-164-130, for the proposed East Garrison Library and Sheriff Field Office.

RECOMMENDATION:

It is recommended that the Board of Supervisors, Acting as the Board of Directors of the Successor Agency to the Redevelopment Agency of the County of Monterey:

- a. Find that the transfer of a .60 acre vacant parcel located at 13993 Sherman Boulevard, East Garrison, identified as Assessor's Parcel Number (APN) 031-164-130 ('subject property'), is exempt surplus land pursuant to Government Code section 54221(f)(1)(D);
- b. Find that the transfer of the subject property is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061; and
- c. Approve and authorize the Chair of the Board of Directors to execute a Grant Deed between the County of Monterey and the Successor Agency to the Redevelopment Agency of the County of Monterey for the conveyance of a .60 acre vacant parcel located at 13993 Sherman Boulevard, East Garrison, identified as Assessor's Parcel Number (APN) 031-164-130, for the proposed East Garrison Library and Sheriff Field Office.

SUMMARY/DISCUSSION

On October 4, 2005, East Garrison Partners, LLC ("EGP") and the Redevelopment Agency of the County of Monterey, with the consent and agreement of the County of Monterey (Board of Supervisors Resolution No. 05-273), entered into a Disposition and Development Agreement ("DDA"). The DDA identifies the library as a mandatory public facility to be constructed at East Garrison and the developer and Agency have obligations to contribute financially, as specified in the DDA. This includes requirements regarding timing of construction during the third (final) phase of development. On September 8, 2009, UCP East Garrison, LLC ("Developer") acquired the fee title to the East Garrison project that was subject to the DDA, and consequently, as successor-in-interest

to EGP, assumed certain rights, interests and requirements under the DDA. The Redevelopment Agency of the County of Monterey has been succeeded by the Successor Agency to the Redevelopment Agency of the County of Monterey (“Agency”). On August 30, 2016, the Developer and Agency, with consent and agreement of the County, approved an Amended and Restated First Implementation Agreement to the Disposition and Development Agreement (“First Implementation Agreement”).

Approval of this action will transfer ownership of APN 031-164-130 (Property) from the Successor Agency to the County of Monterey (County) in accordance with the provisions of DDA. The County will then construct the future County owned East Garrison Library inclusive of a Sheriff field office on the Property. The current construction schedule is to begin groundbreaking work in February 2026, with construction complete in June 2027.

The 0.6-acre Property is located on the corner of Sherman Boulevard and East Garrison Drive in East Garrison. As part of the dissolution of the former Fort Ord Army base, several parcels at East Garrison (known as East Garrison Track 0) were transferred to the former Redevelopment Agency of the County of Monterey (now the Agency). The Agency, working with the County, negotiated various agreements with the developer to transfer surrounding parcels at East Garrison for the development of residential housing and a commercial town center. The Agency retained the Property as part of the DDA, which establishes the requirement for the construction of a minimum 4,000 square foot Library with Sheriff field office as part of the East Garrison town center area. The East Garrison Specific Plan identifies that the proposed Library/Sheriff substation is to be located at 13993 Sherman Boulevard adjacent to Town Center (see Attachment B).

The Public Works, Facilities and Park Department (PWFP) commenced planning and design of the Library facility in September 2023, and completed the initial site analysis in late 2023. In June 2024, the schematic design was completed and in December 2024 the design development was completed as well, following consultation with Monterey County Free Libraries (MCFL), the Monterey Sheriff’s Department and the East Garrison community. The County of Monterey Housing and Community Development Department (HCD) Planning conducted design review for consistency with the East Garrison Specific Plan and Pattern Book. Currently, the project is in the beginning of the design phase, with the intention to apply for a building permit in September 2025. The public bid process is the last step of the design phase of the project and is anticipated to complete by February 2026, with the intention to begin construction in early 2026.

California Surplus Lands Act code section 54221(f)(1)(D) provides an exemption for property transfers in which the Property being transferred is retained for the Agency’s use. Therefore, as the Agency is transferring ownership to the County, for the County’s use of the subject property for a future Library, the proposed property transfer can be considered exempt. The subject property does not contain any characteristics listed under California Surplus Lands Act code section 54221(f)(2).

The conveyance of the subject parcel from the Agency to the County is required in advance of the completion of the HCD construction permitting process and to commence construction of the proposed East Garrison Library project.

Approval of staff's recommendation would approve and authorize the Director of PWFP to execute the grant deed between the County and the Successor Agency to complete the transfer of ownership of the subject property. By separate action on this date, the Board of Supervisors of the County of Monterey will consider accepting and authorizing the recordation of the grant deed for the conveyance of the subject parcel.

OTHER AGENCY INVOLVEMENT:

The PWFP - Real Property Team assisted in review and development of the Board Report and Grant Deed. Staff consulted with the California Department of Housing and Community Development to and obtained pre-approval of the California Surplus Lands Act exemption. The Office of the County Counsel-Risk Manager has approved the Grant Deed as to form. The Monterey County Free Libraries (MCFL) will operate the East Garrison branch as part of the overall MCFL system with all services that are offered at other small branch libraries from the Library's Operational Budget, currently planning for 18 hours per week of public library service, a meeting room available for reservation under the Library's Policy, and strong wireless internet available outside the building. The Monterey County Sheriff's Office has been included in bi-weekly design review meetings.

ENVIRONMENTAL REVIEW:

CEQA Guidelines section 15061(b)(3), provides a common-sense categorical exemption for projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and the activity is not subject to CEQA. Therefore, as the activity of acquiring real property does not have a significant effect on the environment, the proposed acquisition of the subject property can be considered categorically exempt. A 4,000 square foot Library was contemplated as an allowed use with a less than significant impact in the East Garrison Specific Plan Environmental Impact Report (EIR), approved in 2005.

FINANCING:

There is no budgetary impact by this action. Staff time for preparation of the report is included in the FY2024-25 Adopted Budget for the Agency Fund 406, Appropriation Unit HCD010, Unit 8572. The Library and Sheriff field office will be constructed utilizing funds from the Agency and the Developer. MCFL will fund furniture and equipment for the library, including technology, an opening day materials collection, and supplies for the branch from Library Fund Balance. The subject parcel transfer will have no impact to the Adopted Budget for FY2024-25, Appropriation Unit HCD002, Unit 8543.

Prepared by: Shandy Carroll, HCD Management Analyst III, 831 784 5643

Reviewed by: Ivo Basor, PWFP Management Analyst III, (831) 796-6427

Reviewed by: Melanie Beretti, AICP, Chief of Planning

Approved by: Craig Spencer, HCD Director

The following attachments are on file with the Clerk of the Board:

Attachment A - Draft Resolution

Attachment B - Grant Deed between the County of Monterey and the Successor Agency

Attachment C - Vicinity Map

Attachment A

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Board of Supervisors
County of Monterey, State of California

Resolution No. 25-_____

The Board of Supervisors, Acting as the)
Board of Directors of the Successor)
Agency to the Redevelopment Agency)
of the County of Monterey:)

a. Find that the transfer of a .60 acre)
vacant parcel located at 13993 Sherman)
Boulevard, East Garrison, identified as)
Assessor's Parcel Number (APN) 031-)
164-130 ('subject property'), is exempt)
surplus land pursuant to Government)
Code section 54221(f)(1)(D);)

b. Find that the transfer of the subject)
property is categorically exempt from)
the California Environmental Quality)
Act (CEQA) pursuant to CEQA)
Guidelines section 15061; and)

c. Approve and authorize the Chair of)
the Board to execute a Grant Deed)
between the County of Monterey and)
the Successor Agency to the)
Redevelopment Agency of the County)
of Monterey for the conveyance of a .60)
acre vacant parcel located at 13993)
Sherman Boulevard, East Garrison,)
identified as Assessor's Parcel Number)
(APN) 031-164-130, for the proposed)
East Garrison Library and Sheriff Field)
Office.)

CEQA ACTION: Find that the subject
property transfer is categorically exempt
from the California Environmental
Quality Act (CEQA) pursuant to CEQA
Guidelines section 15061.

WHEREAS, as part of the dissolution of the former Fort Ord Army base, several parcels at East Garrison (known as East Garrison Track 0) were transferred to the Successor Agency to the Redevelopment Agency of the County of Monterey (Successor Agency);

WHEREAS, the East Garrison Development and Disposition Agreement (DDA), included provisions for the construction of a 4,000 square foot Library and Sheriff Field Office as part of the East Garrison Town Center. The East Garrison Specific Plan identifies that the proposed Library/Sheriff Field Office is to be located at 13993 Sherman Boulevard adjacent to Town Center, identified as Assessor's Parcel Number (APN) 031-164-130 (subject property);

WHEREAS, the DDA requires the Successor Agency and developer to construct a town center, including the library, at the time of the third (final) phase of development. The East Garrison developer, Century Communities, have begun plans for the development of the last tranche of residential housing and the town center;

WHEREAS, the Public Works, Facilities and Park Department (PWFP) commenced work in September 2023 and completed the initial site analysis in late 2023. In June 2024 the schematic design was completed and in December 2024 the design development was completed as well, following consultation with Successor Agency staff, Monterey County Free Libraries (MCFL), the Monterey Sheriff's Department and the East Garrison Community. The public bid process is the last step of the design phase of the Library and Sheriff Field Office construction project and is anticipated to complete by February 2026.;

WHEREAS, California Surplus Lands Act section 54221(f)(1)(D) provides an exemption for property transfers in which the property being transferred is retained for the agency's use. As the Successor Agency is transferring ownership to the County, for the County's use of the subject property for a future Library, the proposed subject property transfer can be considered exempt;

WHEREAS, the subject property does not contain any of the characteristics included in Government Code section 54221(f)(2);

WHEREAS, CEQA Section 15061(b)(3), provides a common-sense categorical exemption for projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. As the activity of acquiring real property does not have a significant effect on the environment, the proposed acquisition of the subject property can be considered categorically exempt;

WHEREAS, the recommended action supports the Board of Supervisors' Administration and Infrastructure Strategic Initiatives by providing land for the construction of a Library and sheriff field office; and

WHEREAS, approval of this action will transfer ownership of APN 031-164-130 (subject property), from the Successor Agency to the County in accordance with the provisions of the DDA.

NOW, THEREFORE, BE IT RESOLVED THAT the Monterey County Board of Supervisors Acting as the Board of Directors of the Successor Agency to the Redevelopment Agency of the County of Monterey hereby approves the following:

- a. Find that the transfer of a .60 acre vacant parcel located at 13993 Sherman Boulevard, East Garrison, identified as Assessor's Parcel Number (APN) 031-164-130 ('subject property'), is exempt surplus land pursuant to Government Code section 54221(f)(1)(D);
- b. Find that the transfer of the subject property is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061; and
- c. Approve and authorize the Chair of the Board to execute a Grant Deed between the County of Monterey and the Successor Agency to the Redevelopment Agency of the County of Monterey for the conveyance of a .60 acre vacant parcel located at 13993 Sherman Boulevard, East Garrison, identified as Assessor's Parcel Number (APN) 031-164-130, for the proposed East Garrison Library and Sheriff Field Office.

PASSED AND ADOPTED upon this day of , by roll call vote:

AYES:

NOES:

ABSENT:

(Government code 54943)

I, Valerie Ralph, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original resolution of said Board of Supervisors duly made and entered in the minutes thereof Minute Book___ for the meeting on _____

Dated:
File Number: RES 25-
Agenda Item:

Valerie Ralph, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

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Attachment B

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RECORDING REQUESTED BY)
AND WHEN RECORDED RETURN TO:)
)
County of Monterey)
Public Works, Facilities and Parks)
1441 Schilling Place, South Bldg., 2nd Fl)
Salinas, California 93901)
Attention: Real Property Specialist)
)

No Documentary Transfer Tax Required -
Granting and Acquiring Agencies are Political Subdivisions
of the State of California (Revenue & Taxation Code 11922)
 X Unincorporated Area or City of

Space above this line for Recorder's use
No fee document pursuant to Government
Code Section 27383

GRANT DEED

APN: 031-164-130

For a valuable consideration, receipt of which is hereby acknowledged, the REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY, by and through the statutory successor in interest, the SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE COUNTY OF MONTEREY (Health and Safety Code § 34175(b); effective February 1, 2012) (hereinafter referred to as "**GRANTOR**") does hereby grant to the COUNTY OF MONTEREY (a political subdivision of the State of California, hereinafter referred to as "**GRANTEE**"), all its rights, title, and interest to that real property, and all improvements thereon, located in the County of Monterey as shown and described in **Exhibit A** attached hereto and made a part hereof.

GRANTOR
SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY OF THE
COUNTY OF MONTEREY

Dated: _____

Glenn Church, Chair, Board of Directors
REDEVELOPMENT AGENCY OF THE
COUNTY OF MONTEREY by and through the
statutory successor in interest, the Successor
Agency to the Redevelopment Agency
of the County of Monterey (Health and Safety Code
§ 34175(b); effective February 1, 2012)

Approved as to Form:
AGENCY COUNSEL

_____,
Deputy County Counsel
Dated: _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

[illegible]

On _____ before me, _____,
a Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

ACCEPTANCE AND CONSENT TO RECORDATION

This is to certify that the interest in real property conveyed by the deed dated _____, 2024 from the Successor Agency to the Redevelopment Agency of the County of Monterey, a political corporation and/or governmental agency, to the County of Monterey, a political corporation and/or governmental agency, is hereby accepted by order of the Board of Supervisors of Monterey County on _____, 2024, and the Grantee consents to recordation thereof by its duly authorized officer.

GRANTEE
COUNTY OF MONTEREY

Dated: _____

Glenn Church
Chair, Board of Supervisors

Approved as to Form:
COUNTY COUNSEL

Mary Grace Perry,
Deputy County Counsel
Dated: _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

[illegible]

On _____ before me, _____,
a Notary Public, personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

Exhibit A
LEGAL DESCRIPTION

Certain real property situate in Monterey County Lands Tract No. 1, County of Monterey, State of California, described as follows:

Being a portion of Parcel 1, as said Parcel 1 is shown and so designated on that certain Record of Survey filed for record June 26, 2000 in Volume 23 of Surveys, at Page 104, in the Office of the County Recorder of Monterey County, and being more particularly described as follows:

Commencing at a point on the Northeasterly line of said Parcel 1, said point being the Southeasterly terminus of that certain course designated "(S 57°53'16" E) (1442.38')" on said Record of Survey; thence from said Point of Commencement and leaving said Northeasterly line, South 45°12'50" West, 241.22 feet to the Point of Beginning for this description, said Point Beginning also being the most Southerly corner of Lot 748 said Lot is shown and so designated on that certain map entitled "Tract No. 1489, East Garrison Phase One," filed for record June 28, 2007 in Volume 24 of Cities and Towns, at Page 7, in the Office of the County Recorder of Monterey County, as said map was amended by Certificate of Correction recorded January 6, 2012 as Document No. 2012001408 of the Official Records of Monterey County; thence from said Point of Beginning

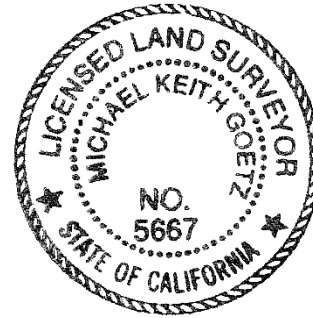
- 1) South 8°41'30" West, 22.31 feet; thence tangentially curving
- 2) Southwesterly along the arc of a curve to the right with a radius of 200.00 feet, through a central angle of 31°18'34" for an arc distance of 109.29 feet; thence leaving said curve and tangent thereto
- 3) South 40°00'04" West, 24.71 feet; thence
- 4) North 49°59'56" West, 20.73 feet; thence tangentially curving
- 5) Northwesterly along the arc of a curve to the left with a radius of 1226.00 feet, through a central angle of 8°43'30" for an arc distance of 186.70 feet; thence leaving said curve but not tangent thereto
- 6) North 14°25'57" West, 10.09 feet; thence
- 7) North 29°46'44" East, 101.95 feet; thence non-tangentially curving
- 8) Southeasterly along the arc of a curve to the right with a radius of 1335.00 feet, (the center of which bears South 30°51'06" West) through a central angle of 3°06'05" for an arc distance of 72.26 feet; thence leaving said curve and tangent thereto
- 9) South 56°02'49" East, 54.59 feet; thence
- 10) South 81°18'30" East, 77.70 feet to the Point of Beginning.

The above described parcel of land is the same as that certain parcel described as Exception Parcel A in that certain Quitclaim Deed from the Redevelopment Agency of the County of Monterey to East Garrison Partners I, LLC, dated January 16, 2007 and recorded February 1, 2007 as Document No. 2007008907 of the Official Records of Monterey County.

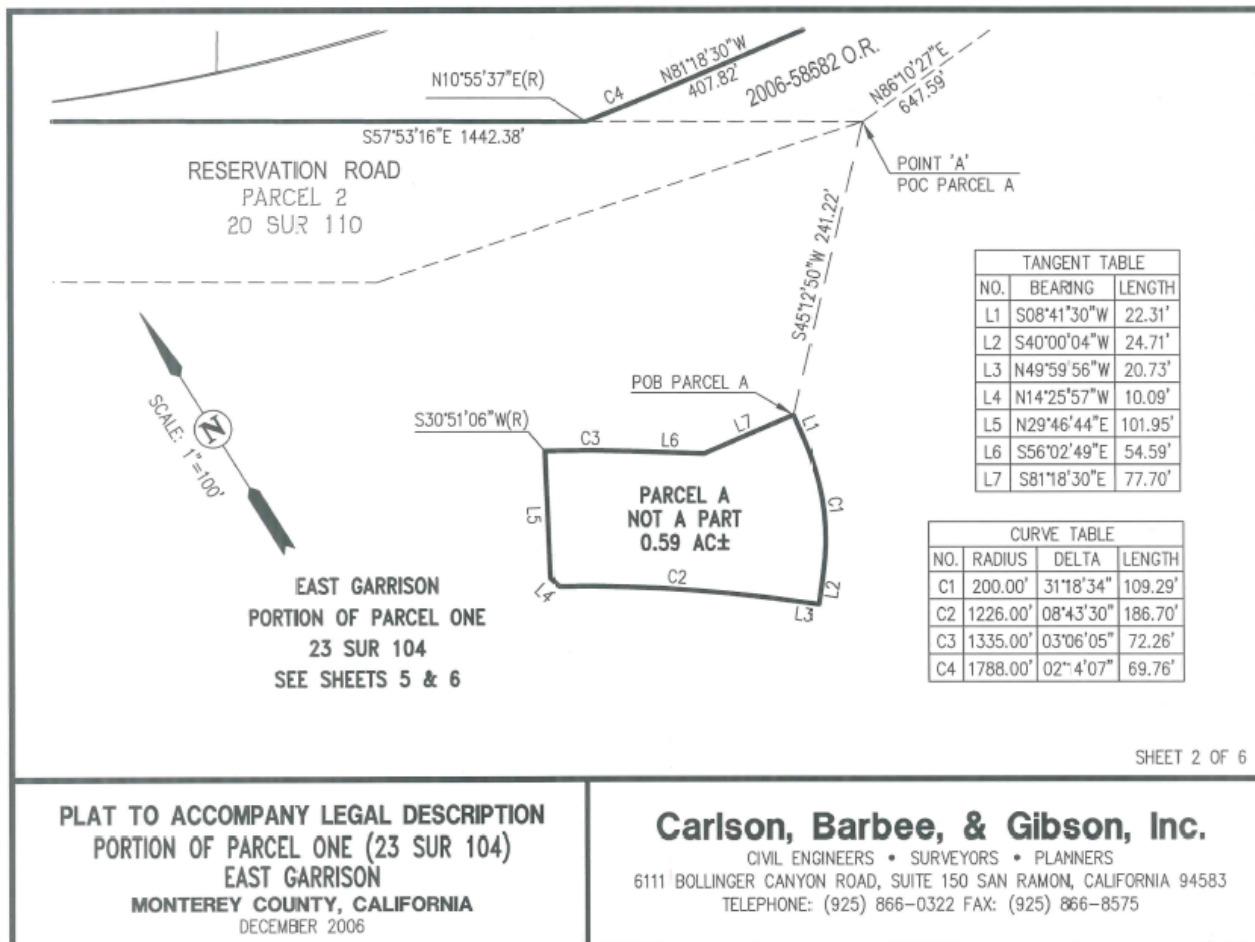
EXCEPTING THEREFROM all mineral rights with the right of surface entry as reserved in the “Quitclaim Deed for a Portion of Former Fort Ord, Monterey, California”, executed by the United States of America, in favor of Fort Ord Reuse Authority, recorded May 19, 2006, Document No. 2006045190 of the Official Records of Monterey County. Said Document was re-recorded and amended January 12, 2007 as Document No. 2007003370 of the Official Records of Monterey County.



Michael K. Goetz – PLS 5667
County Surveyor
Monterey County, California



October 29, 2024



JOB NO. 1208-00

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Attachment C

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